

Notice of Intention to Acquire

Local Government Regulation 2012 (Qld) (section 149)

TO: Heath John Ruthof

&

TO: Interested Parties

(as defined in the dictionary contained in Schedule 8 of the *Local Government Regulation 2012 (Qld)*)

- A. The Balonne Shire Council (A.B.N. 49 655 876 831) (the '**Local Government**') by resolution has decided in accordance with section 149 of the *Local Government Regulation 2012 (Qld)* to acquire the land described in paragraph C below because there are overdue rates and or charges for at least the period as prescribed in section 148(c) of the *Local Government Regulation 2012 (Qld)*.
- B. On 6 February 2025, the Local Government relevantly resolved that:
1. Pursuant to Chapter 4, Part 12, Division 3, Subdivision 3 of the *Local Government Regulation 2012 (Qld)* (the 'Regulation'), the Local Government has decided to acquire the following land as set out in Schedule 1 below, for overdue rates and/or charges, and this, in accordance with the *Local Government Act 2009 (Qld)* (the 'Act') and the Regulation, including regulations 148, 149, 150, and 151 of the Regulation, the Local Government shall forthwith proceed with the acquisition process of the land set out in Schedule 1 below, so as to give effect to such acquisition and the terms of this resolution:

Schedule 1

No.	Assessment	Lot & Plan No.	Street Address	Rateable Value	Total Balance
...	...	...	...	...	...
3	A312	Lot 52 Plan D30626	19 Lignum Avenue Dirranbandi	\$5,000.00	\$21,828.19

...

- C. A description of the location and size of the land, as shown in the Local Government's land records are set out below:

- | | |
|---------------------------------|--|
| (a) Description of land: | Lot 52 Crown Plan D30626 |
| (b) Street Address of the land: | 19 Lignum Avenue, Dirranbandi Qld 4486 |
| (c) Size of the land: | 1,012 m ² |

(Hereinafter referred to as the '**Land**')

- D. Details of the overdue rates and charges for the Land, as at the date of this Notice of Intention to Acquire, including details of the period for which the rates and charges have been unpaid are set out in the attached Statement(s) of Account.
- E. Details of the interest that is owing on the overdue rates and charges in connection with the Land as at the date of this Notice of Intention to Acquire, including:
- (a) details of the rate at which interest is accruing; and
 - (b) a description of the way interest is calculated,
- are set out in the attached Statement(s) of Account and paragraph F of this Notice of Intention to Acquire.
- F. Interest is calculated from the day after the due date for payment:
- (a) For any day before 1 July 2019, at the rate of 11% p.a. compounding daily;
 - (b) For any day on or after 1 July 2019, up to and including 30 June 2020, at the rate of 9.83% p.a. compounding daily;
 - (c) For any day on or after 1 July 2020, up to and including 30 June 2021, at the rate of 8.53% p.a. compounding daily;
 - (d) For any day on or after 1 July 2021, up to and including 30 June 2022, at the rate of 8.03% p.a. compounding daily;
 - (e) For any day on or after 1 July 2022, up to and including 30 June 2023 at the rate of 8.17% p.a. compounding daily;
 - (f) For any day on or after 1 July 2023, up to and including 30 June 2024 at the rate of 11.64% p.a. compounding daily; and
 - (g) For any day on or after 1 July 2024, up to and including 30 June 2025 at the rate of 11.64% p.a. compounding daily.
- G. The total amount of overdue rates and charges, and interest, as at the date of this Notice of Intention to Acquire is \$22,972.23.
- H. A copy of sections 150 and 151 of the *Local Government Regulation 2012* (Qld) (inclusive) are attached to this Notice of Intention to Acquire.
- I. The attached:
- (a) Statement(s) of Account; and
 - (b) Copy of sections 150 and 151 of the *Local Government Regulation 2012* (Qld),
- form part of this Notice of Intention to Acquire.
- J. This Notice of Intention to Acquire is issued by the Balonne Shire Council.

This Notice of Intention to Acquire is signed by the Acting Chief Executive Officer of the Balonne Shire Council on 27 June 2025.



Graeme Kanofski
Acting Chief Executive Officer
Balonne Shire Council

Copy of sections 150 and 151 of *Local Government Regulation 2012* (Qld)

150 Time to start procedures to acquire

(1) This section applies if—

- (a) a local government gives, under section 149, a notice of intention to acquire land for overdue rates or charges; and
- (b) the overdue rates or charges are not paid in full within 6 months after the local government gives the notice of intention to acquire the land.

(2) The local government may start the procedures for acquiring the land.

(3) However, the local government must end the procedures for acquiring the land if the local government is paid—

- (a) the amount of the overdue rates or charges; and
- (b) all expenses that the local government incurs in attempting to acquire the land.

151 Acquisition procedures

(1) This section sets out the procedures that a local government must follow when acquiring land for overdue rates or charges.

(2) The local government must—

- (a) discharge the overdue rates or charges payable for the land; and
- (b) give the registrar of titles a request, in the appropriate form, to record the local government as the registered owner of the land.

(3) After receiving the request, the registrar of titles must record the local government as the registered owner of the land free of all encumbrances other than any State encumbrances.

(4) The registrar of titles—

- (a) may record the local government as the registered owner of the land even if the request is not accompanied by the instrument of title for the land; and
- (b) need not inquire whether the local government has complied with this subdivision; and
- (c) is not affected by actual or constructive notice of any failure by the local government to comply with this subdivision.

(5) When the registrar of titles has recorded the local government as the registered owner of the land, the local government must remove the reference to the land from the land record.

(6) In this section—

appropriate form see the Land Title Act, schedule 2.

Statement of Account**Notice of Intention to Acquire - Attachment****Overdue Rates, Charges and Interest****Land: 19 Lignum Avenue, Dirranbandi Qld 4486 (Lot 52 Crown Plan D30626)****Assessment: A312**

Rating Period	Description of Rate or Charge	Issue Date	Due Date	Amount	Period Unpaid
01/07/2019 to 31/12/2019	Domestic Animal Management Levy	14/08/2019	13/09/2019	\$10.50	2,114 days
01/07/2019 to 31/12/2019	Cleansing	14/08/2019	13/09/2019	\$225.36	2,114 days
01/07/2019 to 31/12/2019	Waste Water	14/08/2019	13/09/2019	\$286.50	2,114 days
01/07/2019 to 31/12/2019	Water	14/08/2019	13/09/2019	\$519.40	2,114 days
01/07/2019 to 31/12/2019	Qld Emergency Management Levy 2	14/08/2019	13/09/2019	\$54.40	2,114 days
01/07/2019 to 31/12/2019	General Rates (Minimum Charge) Differential Rate Category 1 - Residential <1 HA	14/08/2019	13/09/2019	\$342.29	2,114 days
01/01/2020 to 30/06/2020	Interest	05/03/2020	05/03/2020	\$55.25	1,940 days
01/01/2020 to 30/06/2020	Domestic Animal Management Levy	12/02/2020	13/03/2020	\$10.50	1,932 days
01/01/2020 to 30/06/2020	Cleansing	12/02/2020	13/03/2020	\$225.36	1,932 days
01/01/2020 to 30/06/2020	Waste Water	12/02/2020	13/03/2020	\$286.50	1,932 days
01/01/2020 to 30/06/2020	Water	12/02/2020	13/03/2020	\$519.40	1,932 days
01/01/2020 to 30/06/2020	Qld Emergency Management Levy 2	12/02/2020	13/03/2020	\$54.40	1,932 days
01/01/2020 to 30/06/2020	General Rates (Minimum Charge) Differential Rate Category 1 - Residential <1 HA	12/02/2020	13/03/2020	\$342.29	1,932 days
01/07/2020 to 31/12/2020	Interest	23/08/2020	23/08/2020	\$37.00	1,769 days
01/07/2020 to 31/12/2020	Cleansing	28/08/2020	31/10/2020	\$225.36	1,700 days
01/07/2020 to 31/12/2020	Treated Water Charge Dirranbandi	28/08/2020	31/10/2020	\$519.40	1,700 days
01/07/2020 to 31/12/2020	Waste Water	28/08/2020	31/10/2020	\$286.05	1,700 days
01/07/2020 to 31/12/2020	Domestic Animal Management Levy	28/08/2020	31/10/2020	\$10.50	1,700 days
01/07/2020 to 31/12/2020	Emergency Services Levy Class D, Group 2	28/08/2020	31/10/2020	\$55.30	1,700 days
01/07/2020 to 31/12/2020	Rates — 1 - Residential <1 HA (min)	28/08/2020	31/10/2020	\$342.29	1,700 days
01/07/2020 to 31/12/2020	Interest	31/12/2020	31/12/2020	\$100.62	1,639 days
01/01/2021 to 30/06/2021	Interest	31/01/2021	31/01/2021	\$32.67	1,608 days
01/01/2021 to 30/06/2021	Interest	13/02/2021	13/02/2021	\$13.79	1,595 days
01/01/2021 to 30/06/2021	Cleansing	23/02/2021	26/03/2021	\$225.36	1,554 days
01/01/2021 to 30/06/2021	Treated Water Charge Dirranbandi	23/02/2021	26/03/2021	\$519.40	1,554 days
01/01/2021 to 30/06/2021	Waste Water	23/02/2021	26/03/2021	\$286.05	1,554 days
01/01/2021 to 30/06/2021	Domestic Animal Management Levy	23/02/2021	26/03/2021	\$10.50	1,554 days
01/01/2021 to 30/06/2021	Emergency Services Levy Class D, Group 2	23/02/2021	26/03/2021	\$55.30	1,554 days
01/01/2021 to 30/06/2021	Rates — 1 - Residential <1 HA (min)	23/02/2021	26/03/2021	\$342.29	1,554 days
01/01/2021 to 30/06/2021	Interest	31/05/2021	31/05/2021	\$128.01	1,488 days
01/01/2021 to 30/06/2021	Interest	30/06/2021	30/06/2021	\$42.90	1,458 days
01/07/2021 to 31/12/2021	Interest	15/08/2021	15/08/2021	\$62.52	1,412 days
01/07/2021 to 31/12/2021	Cleansing	18/08/2021	17/09/2021	\$230.00	1,379 days
01/07/2021 to 31/12/2021	Treated Water Charge Dirranbandi	18/08/2021	17/09/2021	\$529.20	1,379 days
01/07/2021 to 31/12/2021	Waste Water	18/08/2021	17/09/2021	\$292.00	1,379 days
01/07/2021 to 31/12/2021	Urban Animal Management Levy	18/08/2021	17/09/2021	\$10.50	1,379 days
01/07/2021 to 31/12/2021	Emergency Services Levy Class D, Group 2	18/08/2021	17/09/2021	\$56.20	1,379 days
01/07/2021 to 31/12/2021	Rates — 4A - Residential <= \$15001 (min)	18/08/2021	17/09/2021	\$162.50	1,379 days
01/07/2021 to 31/12/2021	Interest	30/09/2021	30/09/2021	\$63.15	1,366 days
01/07/2021 to 31/12/2021	Interest	07/12/2021	07/12/2021	\$117.22	1,298 days
01/07/2021 to 31/12/2021	Interest	31/12/2021	31/12/2021	\$40.70	1,274 days
01/01/2022 to 30/06/2022	Interest	31/01/2022	31/01/2022	\$52.78	1,243 days
01/01/2022 to 30/06/2022	Interest	14/02/2022	14/02/2022	\$23.97	1,229 days
01/01/2022 to 30/06/2022	Cleansing	16/02/2022	18/03/2022	\$230.00	1,197 days
01/01/2022 to 30/06/2022	Treated Water Charge Dirranbandi	16/02/2022	18/03/2022	\$529.20	1,197 days
01/01/2022 to 30/06/2022	Waste Water	16/02/2022	18/03/2022	\$292.00	1,197 days
01/01/2022 to 30/06/2022	Urban Animal Management Levy	16/02/2022	18/03/2022	\$10.50	1,197 days
01/01/2022 to 30/06/2022	Emergency Services Levy Class D, Group 2	16/02/2022	18/03/2022	\$56.20	1,197 days
01/01/2022 to 30/06/2022	Rates — 4A - Residential <= \$15001 (min)	16/02/2022	18/03/2022	\$162.50	1,197 days
01/01/2022 to 30/06/2022	Interest	31/03/2022	31/03/2022	\$77.43	1,184 days
01/01/2022 to 30/06/2022	Interest	30/04/2022	30/04/2022	\$64.32	1,154 days
01/01/2022 to 30/06/2022	Interest	31/05/2022	31/05/2022	\$63.04	1,123 days
01/01/2022 to 30/06/2022	Interest	30/06/2022	30/06/2022	\$61.49	1,093 days
01/07/2022 to 31/12/2022	Interest	01/08/2022	01/08/2022	\$67.09	1,061 days
01/07/2022 to 31/12/2022	Interest	14/08/2022	14/08/2022	\$27.48	1,048 days
01/07/2022 to 31/12/2022	Interest	01/09/2022	01/09/2022	\$38.09	1,030 days
01/07/2022 to 31/12/2022	Interest	30/09/2022	30/09/2022	\$61.66	1,001 days
01/07/2022 to 31/12/2022	Cleansing	17/08/2022	17/10/2022	\$263.35	984 days
01/07/2022 to 31/12/2022	Treated Water Charge Dirranbandi	17/08/2022	17/10/2022	\$560.56	984 days

01/07/2022 to 31/12/2022	Waste Water	17/08/2022	17/10/2022	\$309.50	984 days
01/07/2022 to 31/12/2022	Urban Animal Management Levy	17/08/2022	17/10/2022	\$10.50	984 days
01/07/2022 to 31/12/2022	Emergency Services Levy Class D, Group 2	17/08/2022	17/10/2022	\$57.60	984 days
01/07/2022 to 31/12/2022	Rates — 4A - Residential <= \$15001 (min)	17/08/2022	17/10/2022	\$162.50	984 days
01/07/2022 to 31/12/2022	Interest	01/11/2022	01/11/2022	\$68.49	969 days
01/07/2022 to 31/12/2022	Interest	01/12/2022	01/12/2022	\$78.44	939 days
01/07/2022 to 31/12/2022	Interest	31/12/2022	31/12/2022	\$74.36	909 days
01/01/2023 to 30/06/2023	Interest	01/02/2023	01/02/2023	\$79.87	877 days
01/01/2023 to 30/06/2023	Interest	11/02/2023	11/02/2023	\$25.07	867 days
01/01/2023 to 30/06/2023	Cleansing	15/02/2023	17/03/2023	\$263.35	833 days
01/01/2023 to 30/06/2023	Treated Water Charge Dirranbandi	15/02/2023	17/03/2023	\$560.56	833 days
01/01/2023 to 30/06/2023	Waste Water	15/02/2023	17/03/2023	\$309.50	833 days
01/01/2023 to 30/06/2023	Urban Animal Management Levy	15/02/2023	17/03/2023	\$10.50	833 days
01/01/2023 to 30/06/2023	Emergency Services Levy Class D, Group 2	15/02/2023	17/03/2023	\$57.60	833 days
01/01/2023 to 30/06/2023	Rates — 4A - Residential <= \$15001 (min)	15/02/2023	17/03/2023	\$162.50	833 days
01/01/2023 to 30/06/2023	Interest	01/05/2023	01/05/2023	\$212.80	788 days
01/01/2023 to 30/06/2023	Interest	01/06/2023	01/06/2023	\$89.06	757 days
01/01/2023 to 30/06/2023	Interest	30/06/2023	30/06/2023	\$83.90	728 days
01/07/2023 to 31/12/2023	Interest	31/07/2023	31/07/2023	\$126.82	697 days
01/07/2023 to 31/12/2023	Interest	13/08/2023	13/08/2023	\$54.19	684 days
01/07/2023 to 31/12/2023	Cleansing	16/08/2023	15/09/2023	\$301.53	651 days
01/07/2023 to 31/12/2023	Treated Water Charge Dirranbandi	16/08/2023	15/09/2023	\$594.86	651 days
01/07/2023 to 31/12/2023	Waste Water	16/08/2023	15/09/2023	\$328.07	651 days
01/07/2023 to 31/12/2023	Urban Animal Management Levy	16/08/2023	15/09/2023	\$10.50	651 days
01/07/2023 to 31/12/2023	Emergency Services Levy Class D, Group 2	16/08/2023	15/09/2023	\$59.50	651 days
01/07/2023 to 31/12/2023	Rates — 4A - Residential <= \$15001 (min)	16/08/2023	15/09/2023	\$171.44	651 days
01/07/2023 to 31/12/2023	Interest	01/11/2023	01/11/2023	\$356.88	604 days
01/07/2023 to 31/12/2023	Interest	01/12/2023	01/12/2023	\$143.03	574 days
01/07/2023 to 31/12/2023	Interest	31/12/2023	31/12/2023	\$144.40	544 days
01/01/2024 to 30/06/2024	Interest	01/02/2024	01/02/2024	\$155.49	512 days
01/01/2024 to 30/06/2024	Interest	12/02/2024	12/02/2024	\$54.03	501 days
01/01/2024 to 30/06/2024	Cleansing	14/02/2024	15/03/2024	\$301.53	469 days
01/01/2024 to 30/06/2024	Treated Water Charge Dirranbandi	14/02/2024	15/03/2024	\$594.86	469 days
01/01/2024 to 30/06/2024	Waste Water	14/02/2024	15/03/2024	\$328.07	469 days
01/01/2024 to 30/06/2024	Urban Animal Management Levy	14/02/2024	15/03/2024	\$12.50	469 days
01/01/2024 to 30/06/2024	Emergency Services Levy Class D, Group 2	14/02/2024	15/03/2024	\$59.50	469 days
01/01/2024 to 30/06/2024	Rates — 4A - Residential <= \$15001 (min)	14/02/2024	15/03/2024	\$171.44	469 days
01/01/2024 to 30/06/2024	Interest	01/05/2024	01/05/2024	\$411.03	422 days
01/01/2024 to 30/06/2024	Interest	03/06/2024	03/06/2024	\$182.18	389 days
01/01/2024 to 30/06/2024	Interest	30/06/2024	30/06/2024	\$150.74	362 days
01/07/2024 to 31/12/2024	Interest	01/08/2024	01/08/2024	\$180.67	330 days
01/07/2024 to 31/12/2024	Interest	09/08/2024	09/08/2024	\$45.61	322 days
01/07/2024 to 31/12/2024	Cleansing	14/08/2024	13/09/2024	\$319.62	287 days
01/07/2024 to 31/12/2024	Treated Water Charge Dirranbandi	14/08/2024	13/09/2024	\$630.14	287 days
01/07/2024 to 31/12/2024	Waste Water	14/08/2024	13/09/2024	\$347.75	287 days
01/07/2024 to 31/12/2024	Urban Animal Management Levy	14/08/2024	13/09/2024	\$12.50	287 days
01/07/2024 to 31/12/2024	Emergency Services Levy Class D, Group 2	14/08/2024	13/09/2024	\$59.50	287 days
01/07/2024 to 31/12/2024	Rates — 4A - Residential <= \$15001 (min)	14/08/2024	13/09/2024	\$178.30	287 days
01/07/2024 to 31/12/2024	Interest	01/11/2024	01/11/2024	\$504.34	238 days
01/07/2024 to 31/12/2024	Interest	02/12/2024	02/12/2024	\$197.45	207 days
01/01/2025 to 30/06/2025	Interest	02/01/2025	02/01/2025	\$199.40	176 days
01/01/2025 to 30/06/2025	Interest	03/02/2025	03/02/2025	\$207.95	144 days
01/01/2025 to 30/06/2025	Interest	07/02/2025	07/02/2025	\$26.25	140 days
01/01/2025 to 30/06/2025	Cleansing	12/02/2025	14/03/2025	\$319.62	105 days
01/01/2025 to 30/06/2025	Treated Water Charge Dirranbandi	12/02/2025	14/03/2025	\$630.14	105 days
01/01/2025 to 30/06/2025	Waste Water	12/02/2025	14/03/2025	\$347.75	105 days
01/01/2025 to 30/06/2025	Urban Animal Management Levy	12/02/2025	14/03/2025	\$12.50	105 days
01/01/2025 to 30/06/2025	Emergency Services Levy Class D, Group 2	12/02/2025	14/03/2025	\$59.50	105 days
01/01/2025 to 30/06/2025	Rates — 4A - Residential <= \$15001 (min)	12/02/2025	14/03/2025	\$178.30	105 days
01/01/2025 to 30/06/2025	Interest	01/05/2025	01/05/2025	\$569.23	57 days
01/01/2025 to 30/06/2025	Interest	04/06/2025	04/06/2025	\$246.43	23 days
	Total Rates and Charges			\$17,072.94	
	Total Interest			\$5,899.29	
	Total Rates, Charges, and Interest			\$22,972.23	